

CITY OF SAN JOSÉ, CALIFORNIA
Department of Planning, Building and Code Enforcement
801 North First Street, Room 400
San José, California 95110-1795

STAFF REPORT

Hearing Date/Agenda Number
P.C. 11/20/02 Item #: 3.c.

File Number
PDC02-090

Application Type
Planned Development Rezoning

Council District
7

Planning Area
Central

Assessor's Parcel Number(s)
472-11-034

PROJECT DESCRIPTION

Completed by: Carol Hamilton

Location: Northeast corner of Remillard Court and Story Road

Gross Acreage: 1.6

Net Acreage: 1.6

Net Density: NA

Existing Zoning: IP Industrial

Existing Use: Vacant Industrial Building

Proposed Zoning: A(PD) Planned Development

Proposed Use: Uses of the IP Industrial District and Social Service Agency with a reduced parking requirement

GENERAL PLAN

Completed by: CH

Land Use/Transportation Diagram Designation
Industrial Park

Project Conformance:
☒ Yes ☐ No
☒ See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING

Completed by: CH

North: Industrial

IP Industrial Park

East: Single-family Residential

A(PD) Planned Development

South: Vacant

R-1-8 Residence

West:: Coyote Creek and Vacant

IP Industrial Park

ENVIRONMENTAL STATUS

Completed by: CH

☐ Environmental Impact Report found complete
☐ Negative Declaration circulated on
☐ Negative Declaration

☒ Exempt
☐ Environmental Review Incomplete

FILE HISTORY

Completed by: CH

Annexation Title: McLaughlin No. 3

Date: 07/31/59

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

☒ Approval
☐ Approval with Conditions
☐ Denial
☐ Uphold Director's Decision

Date: _____

Approved by: _____
☐ Action
☒ Recommendation

DEVELOPER

OWNERS

Society of St. Vincent de Paul
Attention John Armenta
2040 S. Seventh Street
San Jose, CA 95112

Joseph and Louise Miglioizzi
16 Alvarado Street
San Francisco, CA 94110

PUBLIC AGENCY COMMENTS RECEIVED

Completed by: CH

Department of Public Works

See attached memorandum.

Other Departments and Agencies

None received.

GENERAL CORRESPONDENCE

See attached East Community Resource Center Project Description.

ANALYSIS AND RECOMMENDATIONS

BACKGROUND

The Director of Planning has initiated this rezoning of the subject 1.6 gross acre site from IP Industrial Park to IP(PD) Planned Development to allow the uses and development standards of the IP District and to allow a reduced parking requirement for social service agency uses.

On August 8, 2002, the developer, The Society of St. Vincent de Paul, filed a Conditional Use Permit (CUP) for the subject site to allow a variety of social service agency uses including a health clinic, thrift store, warehouse, emergency assistance office, day worker facility, medical training program, legal assistance services and administrative offices (see attached East Community Resource Center Project Description). The CUP proposes alternating parking arrangements based on the fact that the proposed uses are not all in operation at the same time and off-site parking based on an existing easement that allows the subject property the use of 10 spaces on the adjacent industrial site. Even with the alternating and off-site parking, the proposal falls slightly short of meeting the Zoning Code requirements for parking. Building Permit records for the adjacent site indicate that the off-site spaces are needed to meet the parking requirement for the adjacent building and cannot be approved as off-site parking for the subject site. It may be possible to add parking to the adjacent site or otherwise resolve this issue; however, the Director of Planning initiated this rezoning to ensure that the parking issue does not further delay implementation of this needed facility.

The site is developed with an existing vacant 32,000 square-foot industrial building equipped for office and warehouse uses. Surrounding land uses include industrial to the north, single-family residential to the east, vacant City-owned land across Story Road to the south and the Coyote Creek to the west, with vacant city-owned land beyond.

ENVIRONMENTAL REVIEW

The project has been found to be exempt pursuant to Section 15305 of the State Guidelines for Implementation of the California Environmental Quality Act.

GENERAL PLAN CONFORMANCE

The site is designated Industrial Park with the Mixed-Industrial Overlay on the City of San Jose 2020 General Plan Land Use/Transportation Diagram. The proposed rezoning is consistent with this designation in that it will allow the uses of the Industrial Park Zoning District, and the Mixed Industrial Overlay provides for implementation of social service uses..

ANALYSIS

The primary issue for this rezoning is parking. Staff is proposing that this Planned Development Zoning allow the uses and development standards of the Industrial Park Zoning District with the exception of the parking requirement for social service agency uses. Staff has included a provision in the Draft Development Standards which gives the Director the authority to approve reduced parking for a social service agency use at the Planned Development Permit stage based on a finding that parking is adequate to meet the needs of the proposed uses. Based on the proposed on-site parking, staff anticipates the need for a reduction in required parking of approximately 25 percent. Due to the location of the site on a major bus corridor, the anticipated high percentage of agency patrons expected to use transit and the unique nature of the retail thrift store, staff believes that the available parking on the site will be adequate. Staff will continue to work with the applicant to resolve the off-site parking issues so that additional parking can be made available if needed.

Based on this analysis, staff believes that the provisions of the proposed rezoning are appropriate to the site and will facilitate the implementation of a use that is valuable to the community and compatible with the surrounding neighborhood.

PUBLIC OUTREACH

A community meeting was held for the proposed East Side Community Resource Center at the project site on October 7, 2202. The meeting was attended by one community member who expressed strong support for the proposed facility. Notices of the Planning Commission and City Council hearings on the Planned Development Zoning were published in the San Jose Post Record, mailed to property owners within 1000 feet of the project site and posted on the City's web site in conformance with the City Council's Public Outreach Policy. Staff has been available to discuss the project with interested members of the public.

RECOMMENDATION

Planning staff recommends the Planning Commission forward a recommendation of approval and that the City Council adopt an ordinance rezoning the subject site for the following reasons:

1. The proposed rezoning conforms to the subject site's General Plan Land Use/Transportation Diagram designation.
2. The proposed rezoning is compatible with existing and proposed uses on surrounding properties.
3. The proposed rezoning will facilitate implementation of a community service facility of great value to the community.